

INVESTMENT OPPORTUNITY AUCTION

Saturday, November 5, 2016 - 12:00 PM

Open House, Sunday, October 16

12:00 - 2:00 @ 121 S. Jefferson

2:15 - 4:15 @ 909 S. Main

Parcel #1: 121 South Jefferson, Sigourney, Iowa

Main Floor (Old Tequila Grill) 22 ft x 128 ft

Commercial building, open space & full basement.

Newer water heater, electrical updates, furnace, & central air.

Upstairs - (3) 2 bedroom apartments, renting at \$450.00 to \$475.00/month. Taxes \$1822.00/year

Parcel #2: 909 S. Main, Sigourney, Iowa

2 story duplex or could be a single family dwelling. As a duplex (2) 2 bedroom, 2 bath apartments. Good siding & roof. Both rent at \$475.00/month

Also, 684 SF 1 bedroom, 1 bath, no basement, small home, fireplace. Renting at \$450.00/month.

Taxes: \$2644.00/year Total lot size: 100 ft x 297 ft.

TERMS: 20% down day of sale. Balance at closing on or before December 2, 2016.

Taxes and rents pro-rated to date of closing.

Check our website for pictures and info.

SIGOURNEY LAND & DEVELOPMENT LLC, OWNERS

John Wehr, attorney for seller



HI-\$ AUCTION

641-622-2015

www.hidollar.com